



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015



What is *PROPINSIGHT?*



Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



Puravankara Purva Skydale


Harlur, Bangalore


₹ 72 Lacs onwards

Livability Score



 Project Size
3 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Dec '17



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

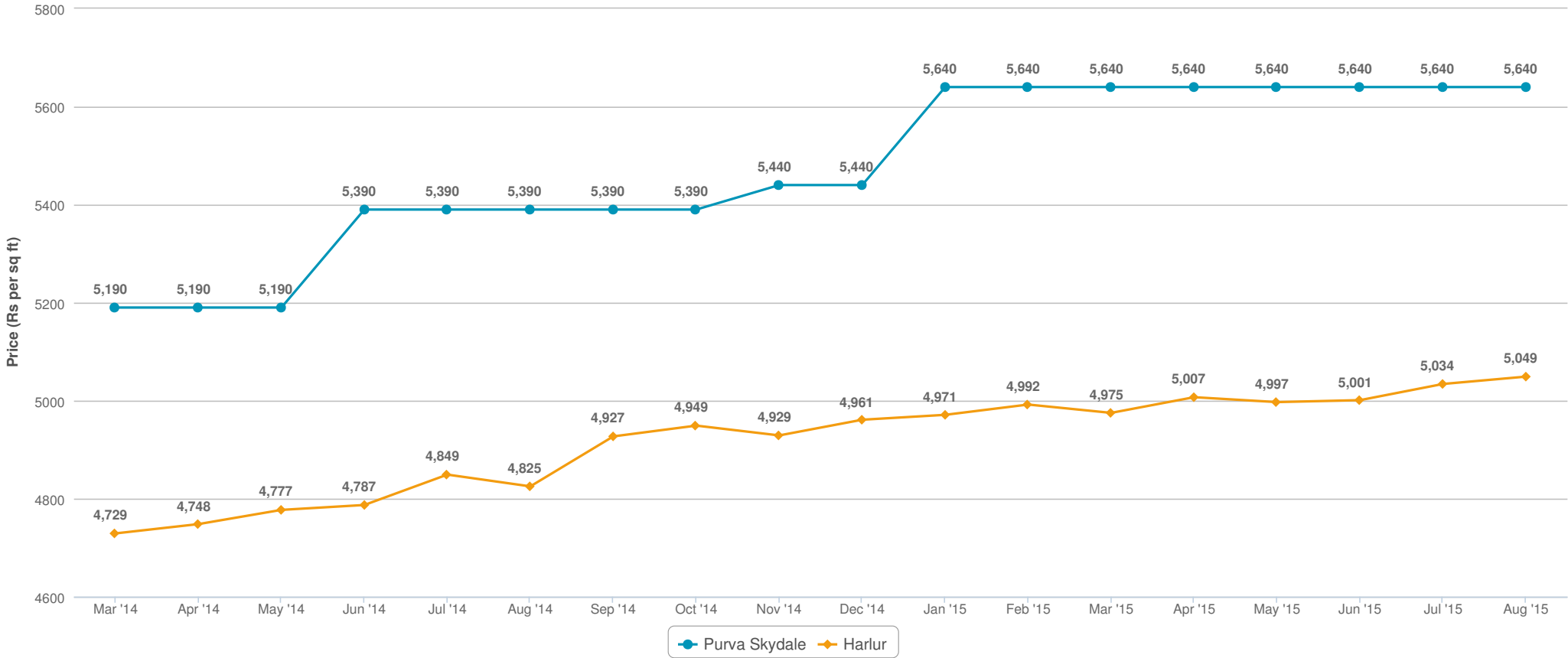


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of Puravankara Purva Skydale

Puravankara Purva Skydale VS Harlur, Bangalore



Property Type	2BHK+2T	3BHK+3T	3BHK+4T
Area (sq.ft.)	1277, 1341, 1367, 1371	1618, 1685, 1700, 1711, 1850, 1924	1929



Price Comparison With Other Projects Similar To Puravankara Purva Skydale



Puravankara Purva Skydale
Harlur, Bangalore



Shriram Properties Chirping
Woods
Sarjapur Road Till Wipro,
Bangalore



Prestige Ferns Residency
Harlur, Bangalore

Primary Purchase Price

5,640/sq.ft.

5,500/sq.ft.

5,800/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

Rs. 12 (One time)

Car Parking Charges

Covered : Rs. 4.5 Lacs (One time)

N.A.

Covered : Rs. 3 Lacs (One time)

Power Backup Charges

N.A.

Rs. 80 (psf*)

Rs. 75,000 (One time)

Club House Charges

Rs. 2.3 Lacs (One time)

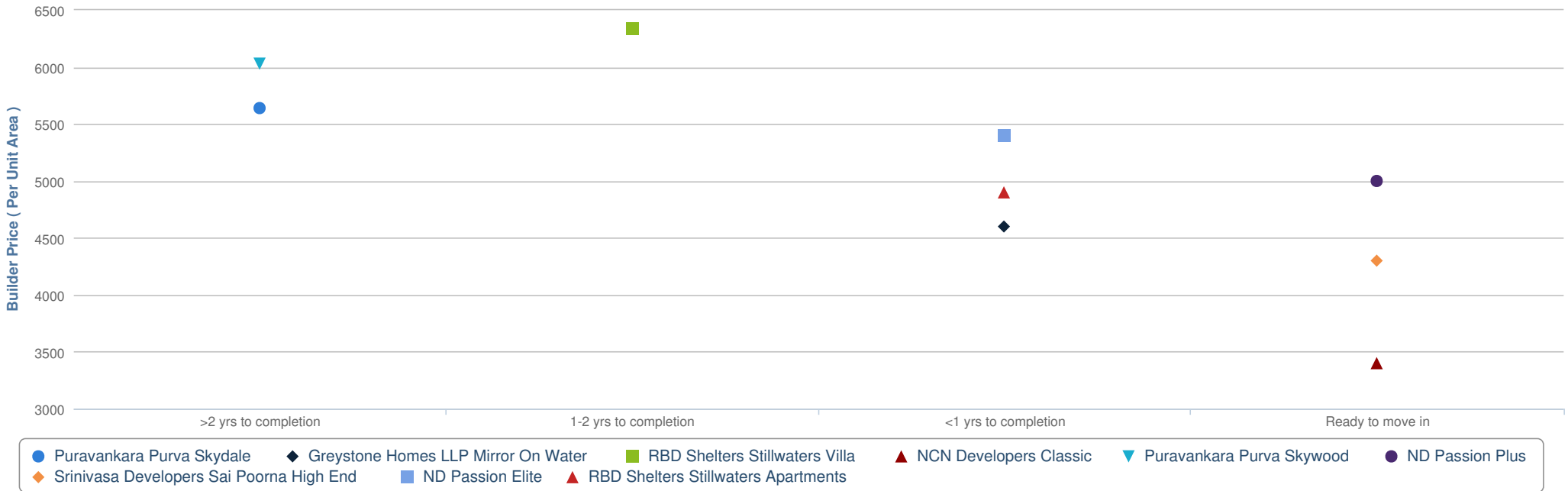
Rs. 1 Lacs (One time)

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Puravankara Purva Skydale



Puravankara Purva Skydale's current price is Rs. 5640/sq. ft. and it is in Under Construction stage.

In comparison to locality, Puravankara Purva Skydale is overpriced by Rs. 571.25/sq. ft.

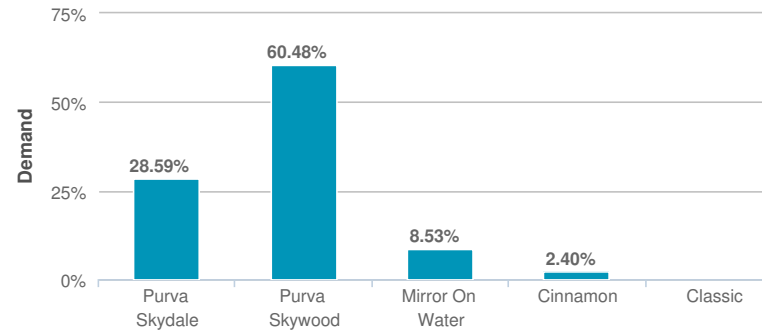
Highest price in the locality is for RBD Shelters Stillwaters Villa at 6336/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at NCN Developers Classic at 3400/sq. ft. and it is in Ready to Move In stage.

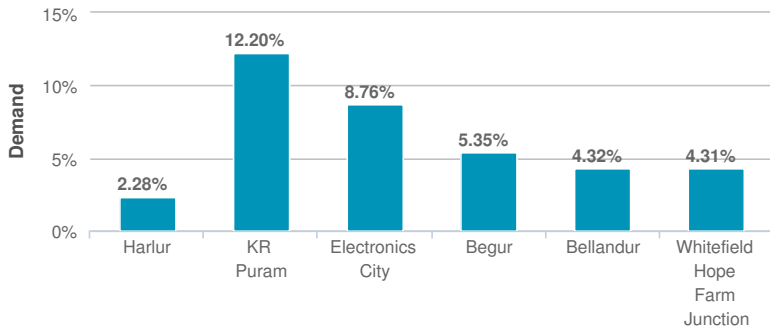
Analysis

- Purva Skydale has 28.59 % demand amongst all projects in Bangalore.
- The highest demand 60.48% in Bangalore is for Purva Skywood.
- The lowest demand 0.00% in Bangalore is for Classic

Demand of projects in 5 km vicinity of Puravankara Purva Skydale



Demand in popular localities of Bangalore



Analysis

- Harlur has 2.28 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 2.28% in Bangalore is for Harlur



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

Puravankara Purva Skydale Comparison With Other Similar Projects



Puravankara Purva Skydale
Harlur, Bangalore



Shriram Properties Chirping
Woods
Sarjapur Road Till Wipro,
Bangalore



Prestige Ferns Residency
Harlur, Bangalore

Livability Rating*	8.1/10	8.0/10	8.5/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Puravankara	Shriram Properties	Prestige
Locality	Harlur, Bangalore	Sarjapur Road Till Wipro, Bangalore	Harlur, Bangalore
Number of Towers	3	17	22
Project Land Area	4.65 Acres	16 Acres	25 Acres

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data



Puravankara Purva Skydale
Harlur, Bangalore



Shriram Properties Chirping
Woods
Sarjapur Road Till Wipro,
Bangalore



Prestige Ferns Residency
Harlur, Bangalore

Part of Township	No	No	Yes
Average Flats Per Floor	6	N.A.	3.89
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `13	Oct `13	Jun `12
Possession Date	Dec `17	Sep `17	Jun `17
Delay	5 month(s)	9 month(s)	11 month(s)

Amenities Comparison Of Puravankara Purva Skydale With Other Similar Projects


















Puravankara Purva Skydale
Harlur, Bangalore



Shriram Properties Chirping
Woods
Sarjapur Road Till Wipro,
Bangalore



Prestige Ferns Residency
Harlur, Bangalore

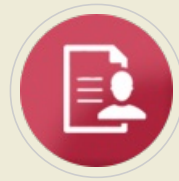
Car Parking			
Intercom			
Jogging Track			
Rain Water Harvesting			
Indoor Games			

Gymnasium Children's play area Club House 24 X 7 Security Swimming Pool Multipurpose Room
Power Backup Landscaped Gardens

Sports Facility Cafeteria

Common Amenities

Amenities not available in any project



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends

Overview Of Developer (Puravankara)

PURAVANKARA

Experience	29 Years
Project Delivered	54
Ongoing Projects	20

Established in 1975, Puravankara Projects Ltd. is a leading real estate company in India involved in the development of both residential and commercial properties. Jackbastian K. Nazareth is the CEO of company. Provident housing Limited, which is a wholly owned subsidiary of Puravankara that offers affordable housing solutions to buyers.

The company works on developing affordable homes to high-end luxury apartments. Operations of the company started in Hyderabad , Kochi and Chennai with overseas developments in Saudi-Arabia, Colombo and Dubai .

The Company has so far completed 36 residential/commercial projects spread over 7.80 million sq. ft. Around 29 million sq. ft. of projects are under construction which is followed by 88 million sq. ft. of space to be developed in the coming 7 to 10 years.

Top Projects till Date:

- Atria in Sanjay Nagar , Bangalore comprising of 131 units of 2 and 3 BHK apartments with sizes ranging from 1,350 sq. ft. to 2,010 sq. ft.
- Oceana in Marine Drive , Kochi comprising of 96 units of 3 BHK apartments with sizes ranging from 2,536 sq. ft. to 3,417 sq. ft.
- Vantage in HSR Layout ,
- Domlur , Bangalore comprising of 76 units of 2 and 3 BHK apartments with sizes ranging from 1,340 sq. ft. to 1,842 sq. ft.

Few of its key under construction residential projects are:

- Highland in Anjanapura , Bangalore comprising of 1589 units of 2 and 3 BHK apartments with sizes ranging from 1,303 sq. ft. to 1,843 sq. ft.
- Purva Swanlake in Kelambakkam , Chennai comprising of 729 units of 2 and 3 BHK apartments with sizes ranging from 1,272 sq. ft. to 1,805 sq. ft.
- Amaiti in Singanallur, Coimbatore comprising of 630 units of 2 and 3 BHK apartments with sizes ranging from 1,360 sq. ft. to 1,866 sq. ft.

The company has been honoured with the Realty plus Excellence Award 2012 in the category of 'Popular Choice - Developer of the Year: Residential'. Another project by the brand which is popular as Purva Park in Bangalore has led Puravankara attain distinction of being awarded finaliste, International Prix d' Excellence award in1998.

Top Projects Delivered By Puravankara



Livability Score

8.4

Puravankara Eternity

Kakkanad, Kochi

Project was delivered on Oct, 2014



Livability Score

8.3

Puravankara Purva Heights

Bilekahalli, Bangalore

Project was delivered on Apr, 2012



Livability Score

8.2

Puravankara Purva Swanlake

Kelambakkam, Chennai

Project was delivered on Sep, 2015 after a delay of 20 month(s).



Livability Score

8.2

Puravankara Purva Moonreach

Kakkanad, Kochi

Project was delivered on Sep, 2014 after a delay of 3 month(s).



Livability Score

8.5

Puravankara Purva Mayfair

Pallikaranai, Chennai

Project is expected to be delivered on Jun, 2017



Livability Score

8.3

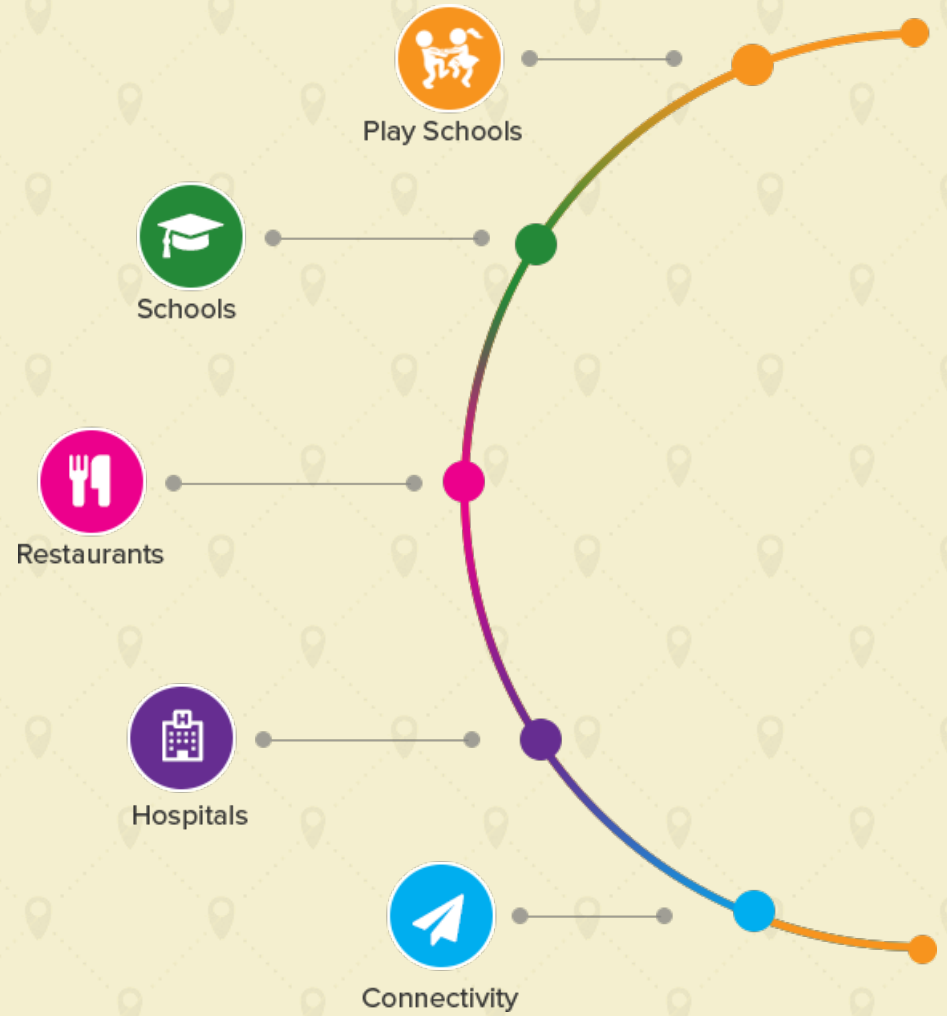
Puravankara Purva 270 Degree

CV Raman Nagar, Bangalore

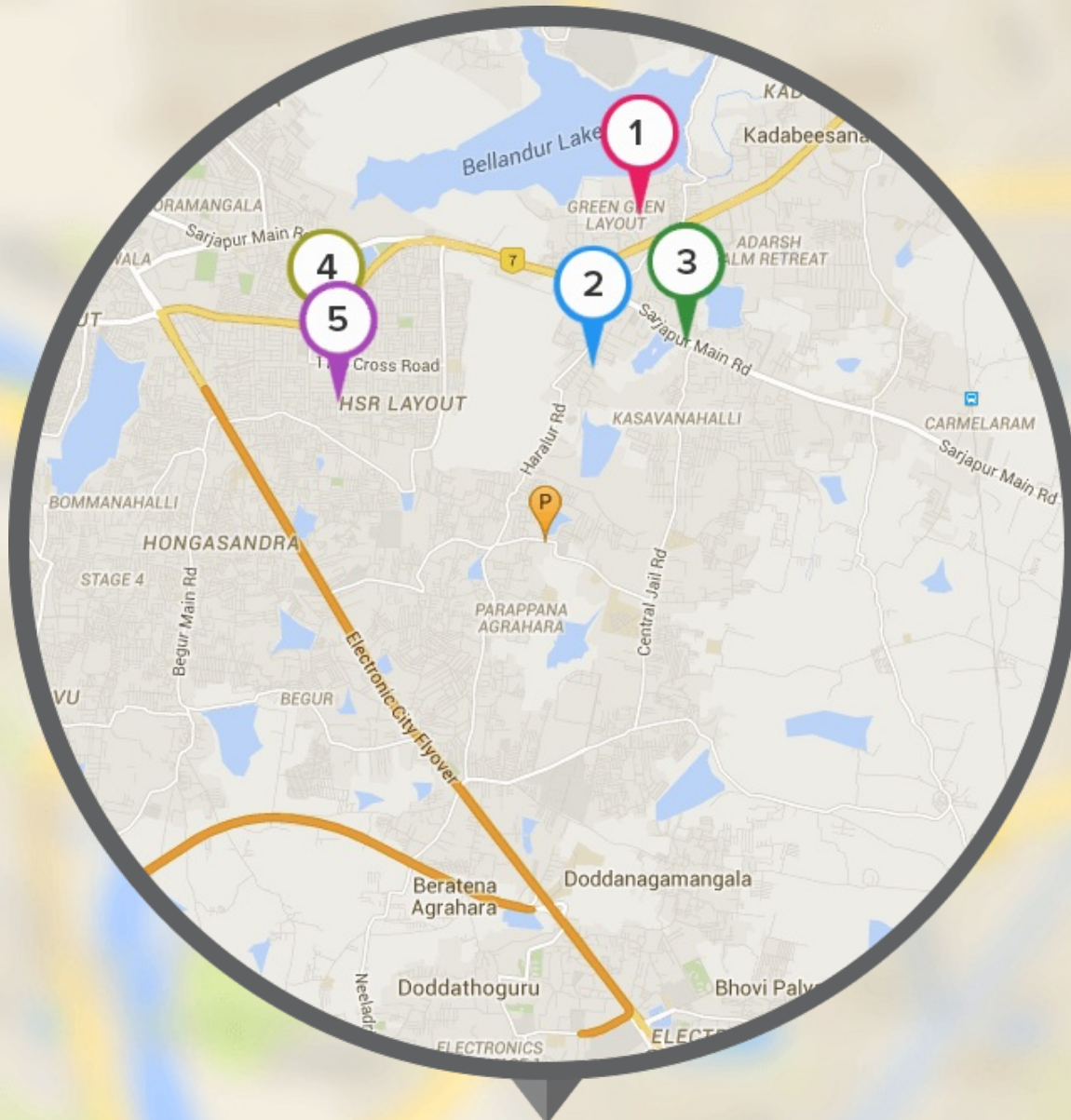
Project is expected to be delivered on Jul, 2016
Has seen a price appreciation of 3.1 % over last 13 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Puravankara Purva Skydale, Bangalore



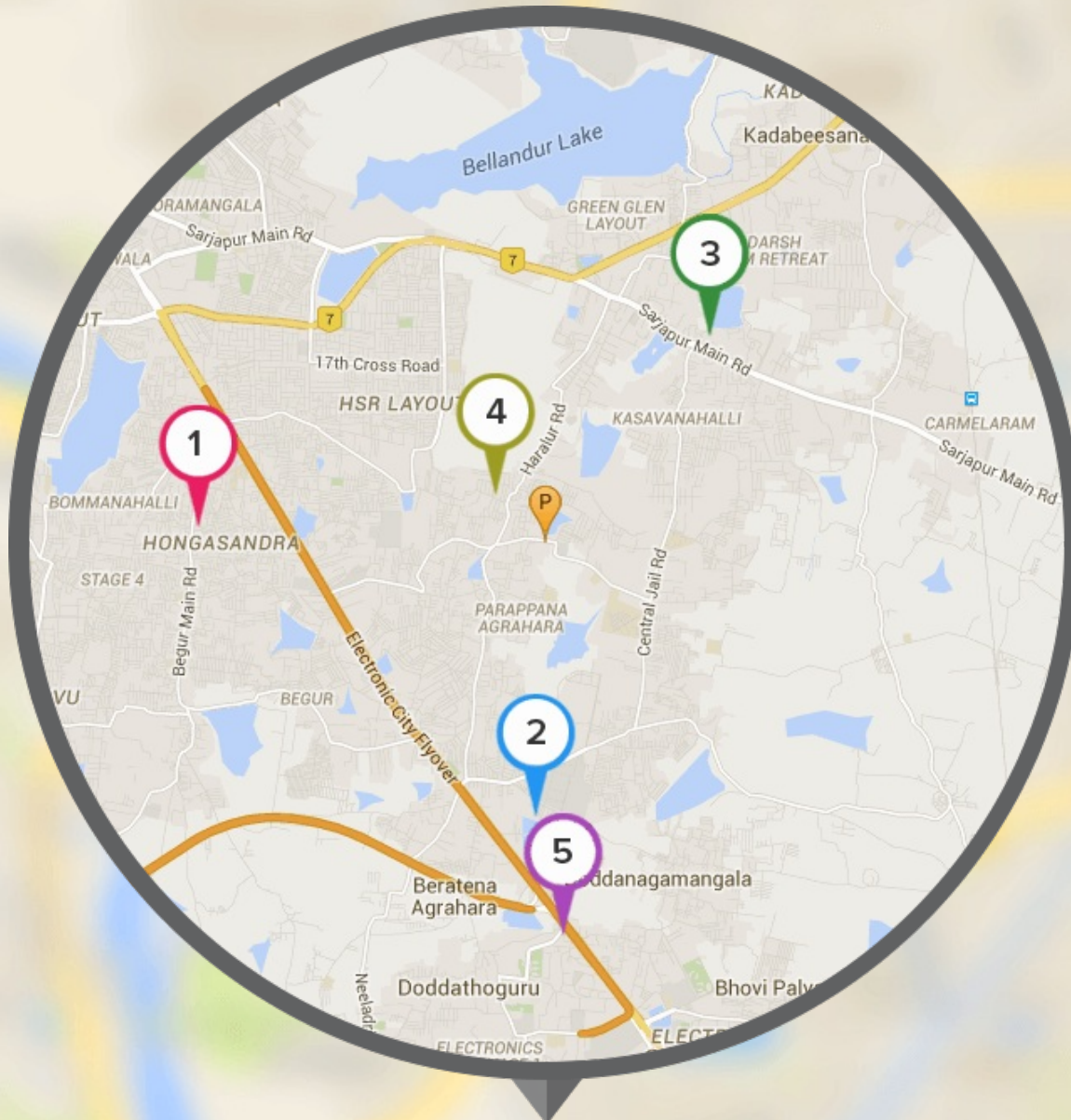
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Purple Bear International Pre School and Day Care | ★★★★★ | 3.74Km |
| 2 | Srishti Montessori | ★★★★★ | 2.00Km |
| 3 | Little Champs Preschool | ★★★★★ | 2.68Km |
| 4 | Kara 4 Kids | ★★★★★ | 3.21Km |
| 5 | Siksha - Montessori House of Children | ★★★★★ | 2.75Km |

 Represents the location of Puravankara Purva Skydale


Schools Near Puravankara Purva Skydale, Bangalore



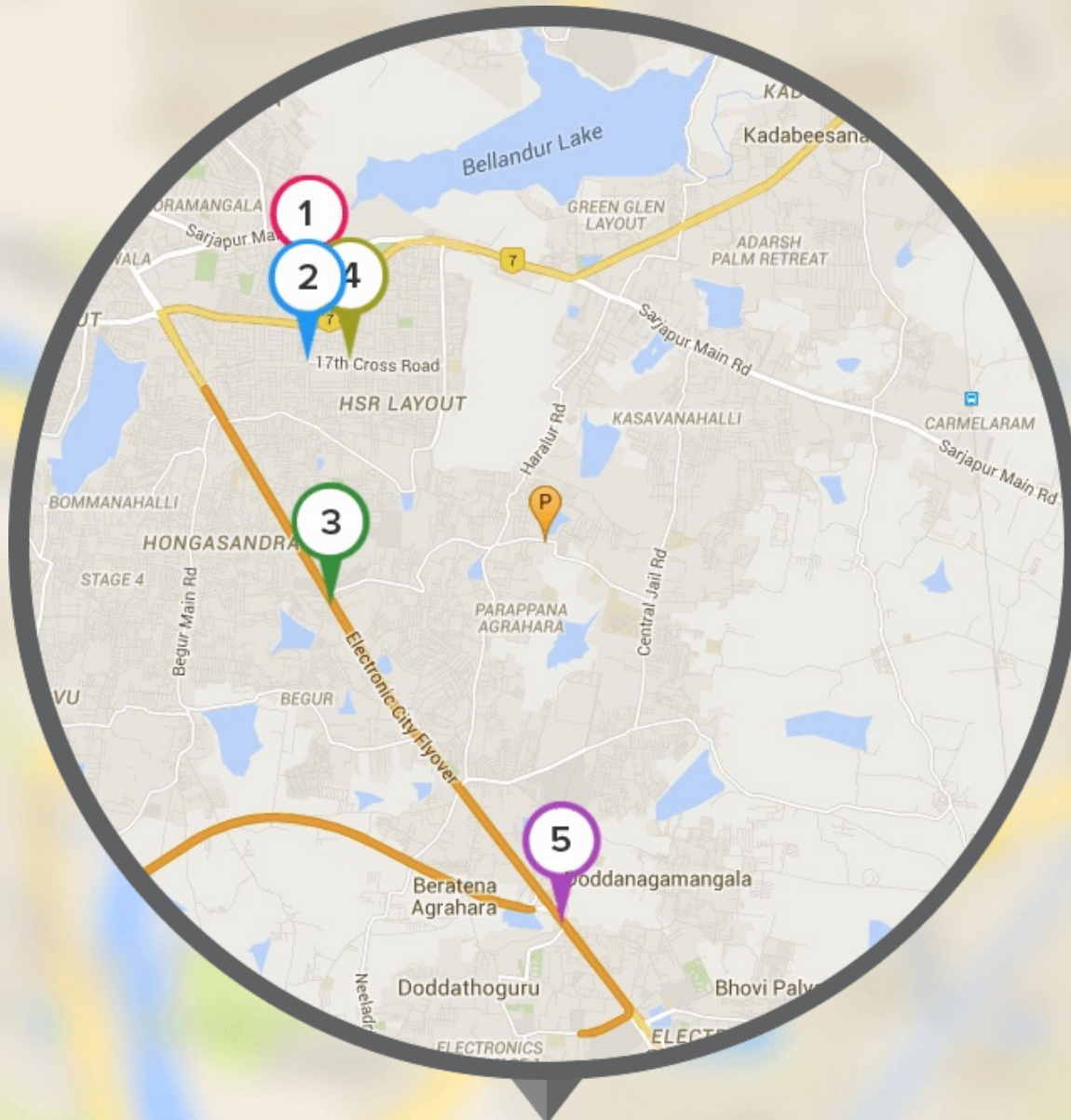
Schools

Top 5 Schools (within 5 kms)

1	Oxford Public School	★★★★★	3.85Km
2	GVS English school	★★★★★	3.04Km
3	St. Peters School	★★★★★	2.92Km
4	VIBGYOR High School	★★★★★	0.76Km
5	Sorsfort International School	★★★★★	4.38Km

 Represents the location of Puravankara Purva Skydale


Restaurants Near Puravankara Purva Skydale, Bangalore



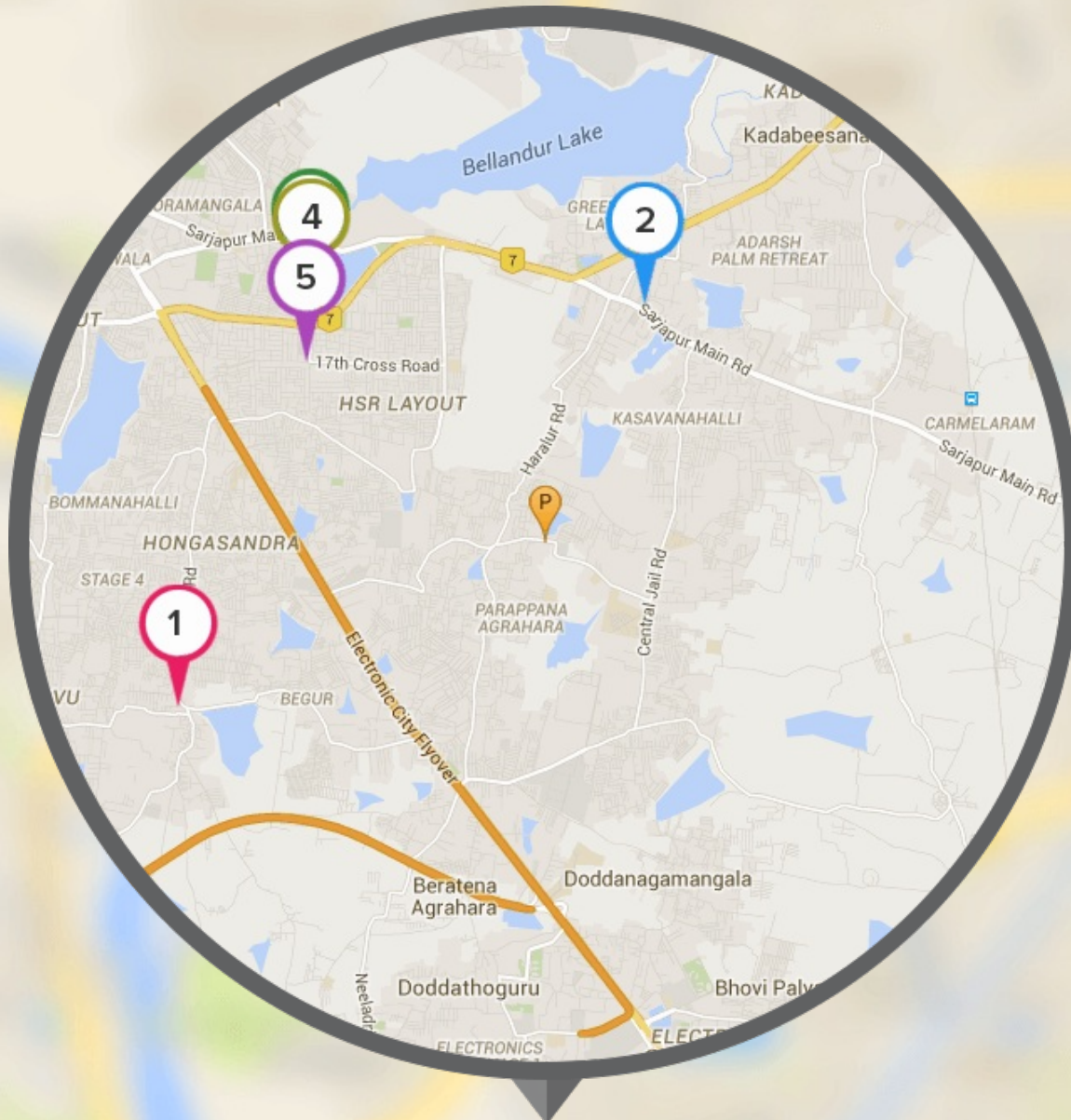
Restaurants

Top 5 Restaurants (within 5 kms)

1	Kuttanadu Restaurant	★★★★★	3.75Km
2	McDonalds	★★★★★	3.30Km
3	Ambur Biryani Center	★	2.47Km
4	The Moghul's	★	2.95Km
5	Hotel Anugrah	★	4.24Km

 Represents the location of Puravankara Purva Skydale


Hospitals Near Puravankara Purva Skydale, Bangalore



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | |
|---|------------------------------------|--------|
| 1 | Government Hospital Begur
★★★★★ | 4.46Km |
| 2 | Motherhood Hospital
★★★★★ | 2.85Km |
| 3 | Greenview Medical Center
★★★★★ | 3.80Km |
| 4 | Annayya Health Care
★★★★★ | 3.72Km |
| 5 | McDonalds
★★★★★ | 3.30Km |

 Represents the location of Puravankara Purva Skydale



PROPTIGER



End to End Services



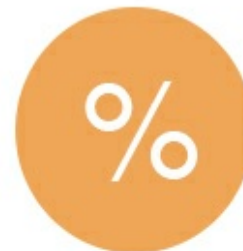
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